

AGENDA  
BROOKFIELD ZONING COMMISSION  
Thursday, January 10, 2013 – 7:00 p.m.  
MEETING ROOM #133 – TOWN HALL, 100 POCONO ROAD

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1. **Convene Meeting**
  - a. **Review Minutes of Previous Meetings: 12/13/12**
  
2. **Land Use Enforcement**
  - a. **Enforcement Officer's Report:**
  - b. **Enforcement Correspondence:**
    1. Letter from Carol Berkley (Ric Rac on the Lake Inc.) to Zoning Commission dated 12/26/12.
    2. Letter from Alice Dew (ZEO), to Carol Berkley dated 12/31/12 Re: 227 Candlewood Lake Rd – File #201201108
  
3. **Review Correspondence**
  - a. **Minutes of other Boards and Commissions: Inland Wetlands Commission 12/10/12, 12/17/12; Zoning Board of Appeals; Planning Commission 12/6/12; Zoning Sub- Committee**
  - b. Legal Briefings for Building Inspectors: December 2012
4. **Public Hearing 7:30 p.m.:**
  - a. **Proposed Regulation Change #201201033: Section 242-404 K(4) – Incentive Housing Location And Section 242-404 K(7) – Incentive Housing Permitted Uses**
    1. Response letter from Town of Newtown dated 10/19/12
  - b. **Proposed Regulation Change #201201034: Section 242-202 – Definitions: Yard, Front**
    1. Response letter from Town of Newtown dated 10/19/12
  
5. **Continued Public Hearing:**
  - a. **857-857A Federal Road (Riverview Luxury Apartments) #201200887: Design Review for three 9,200 sq. ft. Incentive Housing Apartment Development (ph close date 1/10/13) – [29 extension days used]**
    1. Maps: “Alternative #1 Landscape” prepared by CCA, LLC dated 12/6/12 – sheet C1
      - “Alternate #2 Landscape” dated 12/7/12 – sheet C1
      - “Alternate #3 Landscape” dated 12/7/12 – sheet C1
      - “Alternate #4 Landscape” dated 12/12/12 – sheet C1
      - “Alternate #5 Landscape” dated 12/12/12 – sheet C1
      - “Alternate #6 Landscape” dated 12/12/12 – sheet C1
  
6. **Old Business:**
  - a. Proposed Regulation Change #201201067: Section 242-505 B-H – Town Center District (*Public Hearing scheduled for 1/24/13*)
  - b. Proposed Regulation Change #201201074: Proposed Zone Map Change for lots 11, 13 & 15 Orchard St. from IRC 80/40 to R40 Zone (*Public Hearing scheduled for 1/24/13*)
  
7. **New Business:**
  - a. **Nomination and Election of Officers for 2013:**
  - b. **Nomination and Election of Deputy Zoning Enforcement Officers:**
  - c. **Appointment of Zoning Enforcement Officer:**
  - d. **10 Gallows Road (Seven Fields) #201001037:** Request for Bond Release \$1,089
  - e. **540 Federal Road (Oak Meadows – Incentive Housing Development) #201201116:**

**Site Plan Modification to revise phasing plan and allow for units to be occupied on Old Oak Drive** (*dec date 3/16/13*)

1. Map titled “Phasing Plan – Oak Meadows Re-Subdivision” prepared by CCA, LLC dated 8/14/08 revised thru 12/14/12 – sheet PH1
- f. **360 Federal Road #201300004 “Greater Danbury Center for Endodontics”: Site Plan Modification to move (1) one handicap parking space North** (*dec date 3/16/13*)
  1. Letter from Richard A. Bunnell to Zoning Commission dated 1/3/13 Re: Electronic drawing for 360 Federal Road
  2. “Zoning Location Survey” prepared by CCA, LLC dated 12/11/12 revised 1/3/13 – sheet 1 of 1
- g. **Certified Resolution of the Local Zoning Authority:**  
Included in this packet is:
  - Housing for Economic Growth – Pre-development Grant Application – Project Plan Summary
  - Housing for Economic Growth Program – Pre-Development Grant Application and Instructions

**8. Tabled Items:**

**9. Informal Discussion:**

- a. **370 Candlewood Lake Road:** Tony Buonaiuto to discuss possible business in RC-41 Zone for a “Youth Training Center”

**10. Comments of Commissioners:**

**11. Adjourn:**

**\*\*Next Regular Meeting Scheduled for January 24, 2013\*\***